

Ribble Valley Borough Council
Planning Section
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: 0300 123 6780
Email: developeras@lancashire.gov.uk
Your ref: 3/2026/0513
Our ref: D3/2026/0513
Date: 30 July 2026

For the attention of Lucy Walker

Planning Application No: 3/2026/0513

Grid Ref: 364741 431710

Proposal: Permission in Principle application for the erection of up to No 9 dwellings.

Location: Land off Longsight Road, Osbaldeston BB2 7JB.

Having reviewed the documents submitted Lancashire County Council acting as the highway authority makes the following comments.

Summary

The Local Highway Authority's advice is that the residual cumulative impacts of the principle of development are severe in accordance with the National Planning Policy Framework, and the Local Planning Authority is advised to consider refusal on transport/highway grounds for the reasons outlined in this response.

Permission in Principle

Principle matters

The scope of Permission in Principle is limited to location, land use and amount of development. In highway terms consideration needs to be given to whether this site is a suitable location for housing regarding the accessibility of services and facilities, and whether it is acceptable with specific regard to the effect of its location on highway safety and the ability to provide a safe and suitable access.

Location

The site is located rurally on Longsight Road – a classified road (A59) - adjacent to a small cluster of other residential properties, a primary school and church, with a public house, car sales business and petrol station with small shop in the vicinity, the shop being approximately 263m away.

There are two bus stops within acceptable walking distance of the site. However there are no formal pedestrian crossing facilities which is a concern given the high volume of traffic on the A59. The northeast bound stop has a bus shelter and the southwest bound has a simple flag sign, both would require upgrade to quality bus stop standard. These stops are served by two services, which are both subsidised by Lancashire County Council.

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD

- 25A Mellor Brook – Blackburn – 2 hourly daytime service Mon-Sat until mid-afternoon, 2 hourly service until early evening on Sundays/Bank Holidays
- 280 – Preston – Skipton – hourly service Mon-Sat with a 2 hourly service on Sundays and Bank Holidays

There is also a secondary school bus service number 616.

The A59 carries a high volume of traffic and is not conducive to walking and cycling. The main concern lies with pedestrians crossing the A59 to access the southwest bound bus stop and vice versa which would prevent vulnerable road users from travelling sustainably and would likely result in a highway safety concern and a car reliant development.

There is a pedestrian collision recorded in close vicinity of the site which resulted in a serious injury.

Site access

There is an existing field gate located on Longsight Road, approximately 80m north of the crossroads junction with Osbaldeston Lane, which is a classified road (A59), subject to a maximum speed limit of 30mph outside the site.

The proposed site plan shows the access relocated approximately 65m north of the crossroads junction. The proximity to the crossroads junction is a concern.

There is a secondary field gate accessed from Osbaldeston Lane, which is an unclassified road (U3767) and also subject to a maximum speed limit of 30mph. Looking at Google Street View images this access does not appear to have been in regular use recently.

The secondary vehicle access onto Osbaldeston Lane is proposed to be closed and used instead to provide a pedestrian access between the lane and the development. There is no footway on Osbaldeston Lane therefore pedestrians will be sharing the carriageway. Adequate visibility for users to both sides of the access along Osbaldeston Lane will be required and currently this appears limited by boundary walls to both sides.

Notwithstanding the potential issues with visibility, this link would be more beneficial for cyclists as they can travel north along Osbaldeston Lane, Higher Commons Lane to Mellor avoiding the A59 which is not conducive for cycling.

Visibility splays

As stated above, the section of Longsight Road outside the site is subject to a maximum speed limit of 30mph. For a road with a speed limit of 30mph a Stopping Sight Distance (or visibility splays) of 43m should be provided from the access in both directions. Visibility splays should be over land within the applicant's ownership and/or the highway network maintained at public expense (sometimes referred to as 'adopted'), with no part over third party land. Splays should be measured to the nearside carriageway edge. There should also be nothing within the splays over 0.9m in height above the adjacent carriageway level.

The presence of a fixed speed camera outside the access on Longsight Road demonstrates that there is a history of speed compliance. Therefore 85th percentile

speeds will need to be established prior to determination to demonstrate that a suitable access can be provided. If 85th %ile speeds are higher than the posted speed limit then visibility splays will have to be based on the recorded speeds. These will also establish the distance the site access will need to be from the junction of Osbaldeston Lane and whether this can be achieved. There is a concern that the spacing is insufficient to provide a safe and suitable access.

Eighty fifth percentile speeds will need to be demonstrated through data obtained by an automated seven day survey carried out at in a neutral month, avoiding school holidays, national holidays and events, or local events which could impact on traffic movements and with prevailing weather conditions noted.

If adequate visibility splays and junction spacing cannot be achieved and robustly demonstrated then the highway authority will object to any future planning applications, including a Technical Details Consent submission, as it will consider that the development would be contrary to Paragraphs 115 b) (safe and suitable access for all users) and 116 (unacceptable impact on highway safety) of the NPPF.

Collisions

Lancashire County Council's five-year database for Personal Injury Accidents (PIA) was checked on 22 July 2026.

One collision on Longsight Road (A59) on 21.06.2024 17:20 which involved 3 vehicles and 3 slight adult injuries whilst a vehicle was turning right into Osbaldeston Lane, 2 vehicles collided into the rear of that vehicle.

Similarly, one collision on Longsight Road (A59) on 23.04.2025 14:39 which involved 2 vehicles and 2 slight adult injuries whilst a vehicle was turning right into Abbott Brow, 1 vehicle collided into the rear of that vehicle.

One collision outside the Bay Horse pub 02.12.2025 17:00 resulted in an adult pedestrian serious personal injury, with speed being a contributing factor.

The collision history is a concern given the proximity of the proposed new access to the Osbaldeston Lane/Abbott Brow crossroads junction. This new access would introduce additional turning movements in proximity to existing turning movements at the junction which have resulted in collisions.

The pedestrian collision is a significant concern given the lack of controlled facility across the A59 whereby vulnerable road users are required to take negotiate heavy two-way vehicle flows.

Conclusion

The Local Highway Authority has carefully considered the principle of development and concludes that the proposal has failed to demonstrate that a safe and suitable means of access can be achieved for all users in accordance with the National Planning Policy Framework.

Accordingly, the Local Highway Authority maintains that the proposal has not demonstrated compliance with Paragraphs 115 and 116 of the National Planning Policy

Framework and considers that the residual cumulative impacts of the development would be severe. The Local Planning Authority is therefore advised to refuse the application on highway and transportation grounds.

Janet Simpson
Assistant Engineer
Highways and Transport
Lancashire County Council